

VILLAGE OF MARSHALL, VIRGINIA

Form Based Code **draft** 6-1-07



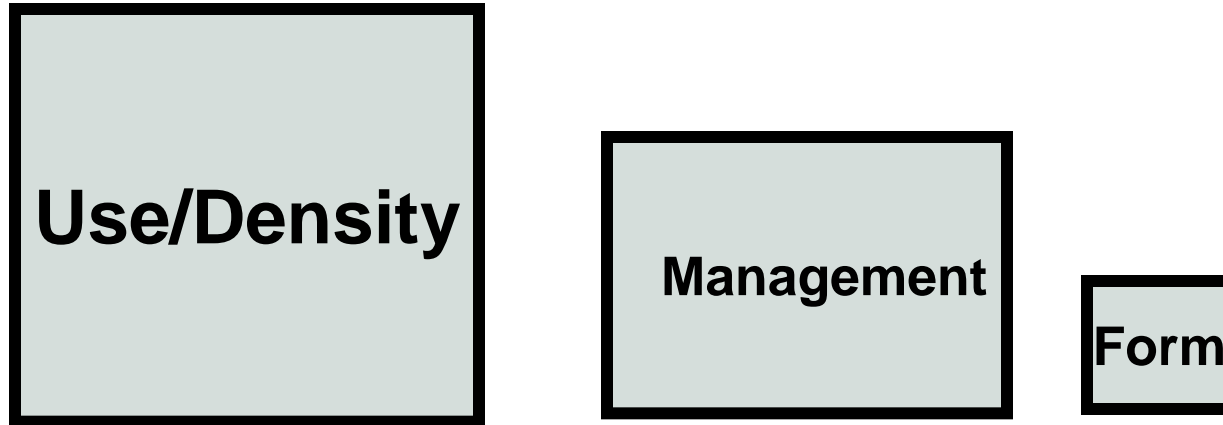
Prepared by Herd Planning & Design and the Renaissance Planning Group for the Marshall Business and Residents Association and Fauquier County, Virginia

MARSHALL
F.B.C.



Basic Differences

Conventional Zoning:



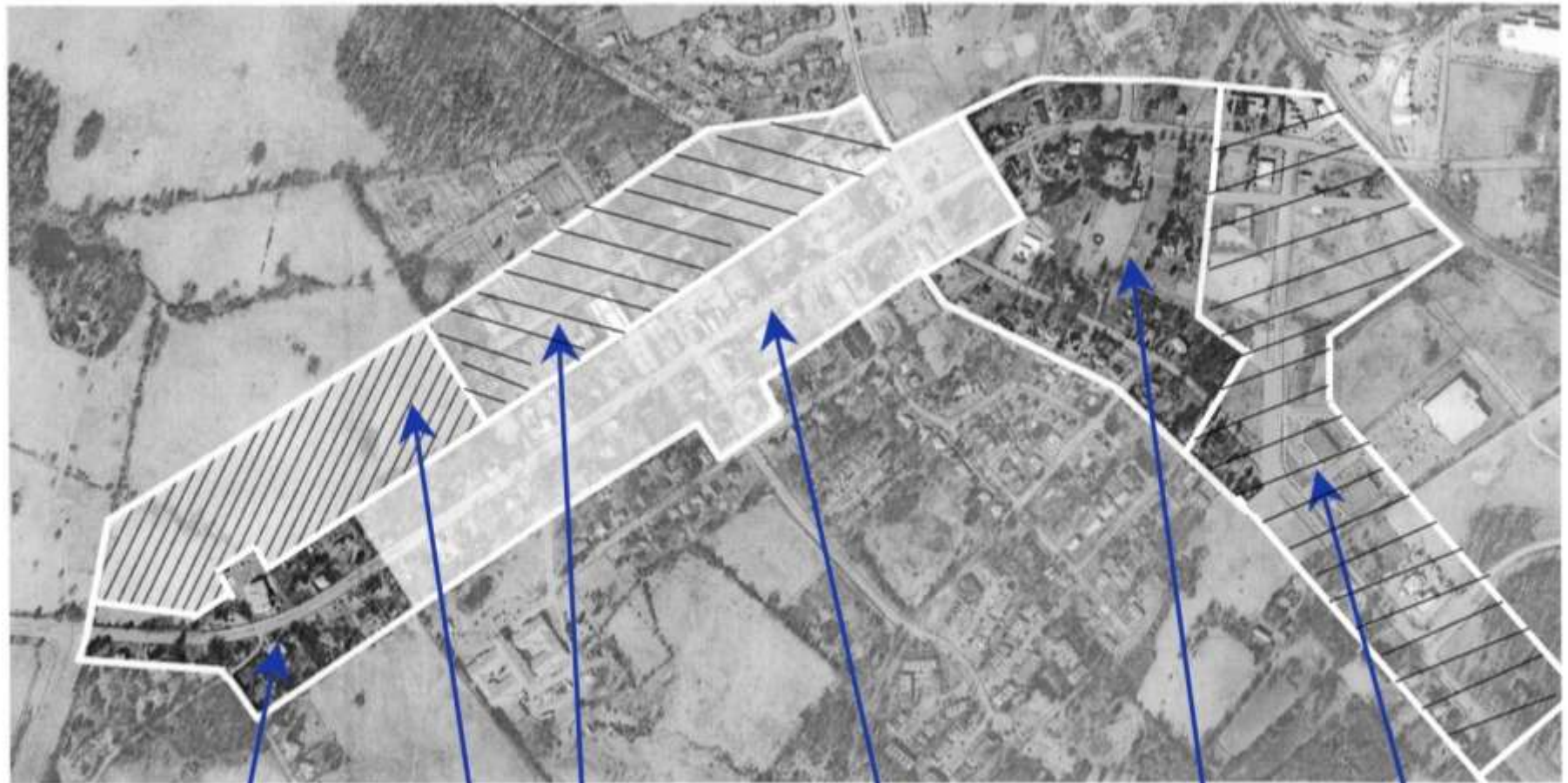
Form-Based Code:





proposed regulating plan VILLAGE OF MARSHALL, VIRGINIA

draft 3-30-07



legend

Gateway West

Parallel Corridor

Main Street Corridor

Gateway East

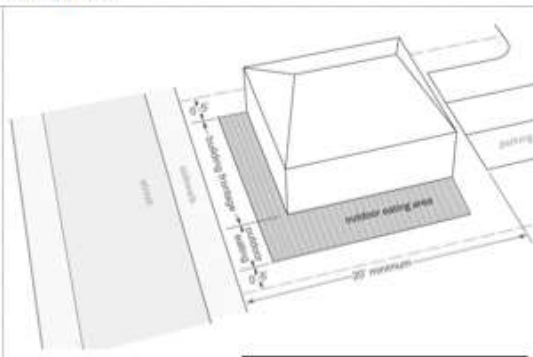
Future Parallel Corridor

Transition East

1. BUILDING PLACEMENT, Continued

building setbacks, cont.

The front façade of the building must be the full distance between the maximum side setbacks, except for any driveway openings, public parks, courtyards, or sidewalk café spaces. If a new or expanded structure crosses an existing lot line and thus occupies two or more existing lots, at least 8 linear feet of the front façade must have a difference in setback of 8 feet. Existing lot means as it exists at the time of adoption of these provisions.



[Add diagram showing 8' differential setback of facade]

2. BUILDING ELEMENTS

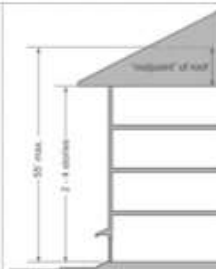
building height

At least the front 50% of the building footprint must be at least 28 feet in height. Any portion of the building may be up to 42 feet in height, except where otherwise noted here or on the Regulating Plan.

No building shall exceed 42 feet in height, as defined, exclusive of decorative architectural projections and any structures excluded from height limits as provided in section 2-506 of the zoning ordinance.

The ground floor elevation must be no more than 18 inches above the fronting sidewalk elevation.

Maximum height up to 55 feet may be permitted by Special Exception. At least the front half of the first floor must have a finished floor to ceiling height of not less than 14 feet.



[Correct heights to match text; add a diagram to show flat roof condition; add a diagram to show first floor interior height]



Status

- **Committee has created three drafts to date**
- **Early draft was reviewed by County staff**
- **Objective is to have a new complete revised draft by end of 2006**

